



# WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

August 16, 2010

1008-DP-06 & 1008-SIT-06

Exhibit 1

<b>PETITION NUMBER:</b>	1008-DP-06 & 1008-SIT-06	
<b>SUBJECT SITE ADDRESS:</b>	4011 State Road 32 East	
<b>PETITIONER:</b>	Friedman Properties LLC	
<b>REPRESENTATIVE:</b>	Jon Dobosiewicz, Nelson & Frankenberger, PC	
<b>REQUEST:</b>	Development Plan and Site Plan Review of a 7,000 square foot multi-tenant commercial building.	
<b>CURRENT ZONING:</b>	GB – General Business	
<b>CURRENT LAND USE:</b>	Vacant	
<b>APPROXIMATE ACREAGE:</b>	0.5 acres +/-	
<b>EXHIBITS:</b>	1. TAC Letter	
	2. Aerial Location Map	
	3. TAC Letter	
	4. Petitioner's Plans	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	0712-REZ-06	Change in zoning request by Indiana Members Credit Union of 5.5 acres from GO to GB. (Ord. 08-07) <i>Approved.</i>

## **PETITION HISTORY**

This petition was reviewed by the Technical Advisory Committee on July 20, 2010. It received a public hearing on August 2, 2010 at the Advisory Plan Commission (the "APC") Meeting and is scheduled to be considered for action at the May 3, 2010 APC meeting.

## **PROCEDURAL**

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at the previous Advisory Plan Commission meeting. However, in some instances the Advisory Plan Commission (the "APC") may hold a public hearing at this meeting as well. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- Final Deposition of this case is scheduled for the August 16, 2010 APC meeting.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The APC may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.



## **PROJECT DESCRIPTION**

The proposed development plan is for a 7,000 square-foot two-tenant office building, located in the Credit Union Commercial Center (the “Project”). The Project would be located immediately south of the Indiana Members Credit Union (the “Credit Union”). The existing access drive for the Credit Union on State Road 32 would be extended south in order to access the Project.

The building would be finished with a brick veneer, multiple accent materials, and a standing seam metal roof. The architectural style of the building is unique in Westfield, but is compatible with the existing Credit Union building. Half of the building would be occupied by a dentist office and the other half has not yet been leased.

## **DEVELOPMENT REQUIREMENTS** (WC 16.04.165)

### **1. Zoning District Standards**

	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b><u>Business Districts</u></b> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	Hard surface	Compliant
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential (East)	NA	NA
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC vote
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA



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F. GB	NA	NA
F1. Special Requirements	NA	NA
F2. Permitted Uses	Dentist Office	Compliant
F3. Special Exceptions	NA	NA
F4. Minimum Lot Area – None	NA	NA
F5. Minimum Lot Frontage on Road – 80’	255’ +/-	Compliant
F6. Minimum Setbacks <ul style="list-style-type: none"> <li>Front Yard (North) – 60’</li> <li>Side Yard (East) – 60’</li> <li>Side Yard (West) – NA</li> <li>Rear Yard (South) – 20’</li> </ul>	<ul style="list-style-type: none"> <li>320’ +/-</li> <li>70’</li> <li>NA</li> <li>502’ +/-</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Compliant</li> <li>NA</li> <li>Compliant</li> </ul>
F7. Maximum Building Height (60’)	27’	Compliant
F8. Minimum Ground Level Square Footage (None)	7,000 square feet	Compliant
F9. Parking (WC 16.04.120, 2)		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – on same lot as structure	Parking on same lot as structure	Compliant
2c. Computation – fractional spaces	Acknowledged	Compliant
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10’x20’	10’x20’ parking stalls	Compliant
2f. Access – 90 degree spaces = 24’ aisle	<ul style="list-style-type: none"> <li>90 degree spaces</li> <li>24’ wide aisles</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Compliant</li> </ul>
2g. In Yards – allowed in front & side yards <ul style="list-style-type: none"> <li>Blacktop Surfacing</li> <li>Cement Wheel Stops</li> <li>Access Ramps</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> <li>NA</li> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> <li>NA</li> <li>NA</li> </ul>
2h. Surfacing – dustless material	Asphalt	Compliant
2i. Lighting – NA	NA	NA
2j. Required Spaces – 1 space per 200 sq. ft. (35 required)	38 spaces	Compliant
F10. Loading & Unloading (WC 16.04.120,1) <ul style="list-style-type: none"> <li>1 berth per 100,000 sq. ft. of space</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>	<ul style="list-style-type: none"> <li>NA</li> </ul>
E.LB-H	NA	NA
F. GB	NA	NA
G. SB	NA	NA
H. LB-PD & GB-PD	NA	NA



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## **2. Subdivision Control Ordinance**

Property is not being subdivided. The Subdivision Control Ordinance is not applicable.

## **3. Development Plan Review** (WC 16.04.165, D3)

### **a. Site Access & Circulation**

1. Access locations	Access from existing drive off SR 32	Compliant
2. Safe & efficient movement to and from site	Vehicular and Pedestrian connections depicted	Compliant
3. Safe & efficient movement in and around site	Vehicular and Pedestrian connections depicted	Compliant

### **b. Landscaping** (WC 16.06 et seq.)

	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>+/-</u></b>
<b>On-Site</b> (0.5 acre)			
Shade Trees	5	8	Compliant
Orn/Ev Trees	5	13	Compliant
Shrubs	13	92	Compliant

<b>Road Frontage Shade Trees</b>	NA	NA	NA
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<b>Buffer Yard</b>			
<b><u>East Buffer (170')</u>:</b>			
<ul style="list-style-type: none"> <li>Com. abutting Ag.</li> <li>1 evergreen tree and 5 evergreen shrubs per 30 linear feet</li> </ul>	<ul style="list-style-type: none"> <li>40' buffer yard</li> <li>6 evergreen trees</li> <li>29 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>40' buffer yard</li> <li>0 evergreen trees</li> <li>16 evergreen shrubs</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Staff is working with the petitioner to make these minor revisions the landscape plan</li> </ul>



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<b>Interior Parking Lot</b> 38 spaces = 7,600 sq.ft.; 7.5% landscaped	<ul style="list-style-type: none"> <li>• 570 sq. ft.</li> <li>• 1 tree; 4 shrubs per island</li> </ul>	<ul style="list-style-type: none"> <li>• 765 sq. ft.</li> <li>• Tress depicted; shrubs needed</li> </ul>	<ul style="list-style-type: none"> <li>• Compliant</li> <li>• Staff is working with the petitioner to make these minor revisions the landscape plan</li> </ul>
<b>Perimeter Parking Lot</b> (1 tree per 30 linear feet; 1 shrub per 3 linear feet)			
• Front Yard (North) (20')	<ul style="list-style-type: none"> <li>• 1 tree</li> <li>• 7 shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 1 tree</li> <li>• 9 shrubs</li> </ul>	Compliant
• Front Yard (Middle) (40')	<ul style="list-style-type: none"> <li>• 2 trees</li> <li>• 14 shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 2 trees</li> <li>• 14 shrubs</li> </ul>	Compliant
• Front Yard (South) (20')	<ul style="list-style-type: none"> <li>• 1 tree</li> <li>• 7 shrubs</li> </ul>	<ul style="list-style-type: none"> <li>• 1 tree</li> <li>• 7 shrubs</li> </ul>	Compliant
<b>Wall-Softening</b> (WC 16.06.040, K) – plant material every 40' on ≥ 80' walls	NA	NA	NA
<b>c. Lighting</b> (WC 16.07.010)			
E1. Fully shielded, directed downward	Fixture fully shielded, directed downward	Compliant	
E2. Directed away from reflective surfaces	NA	Not reviewed at the plan review stage, but monitored by Code Enforcement, as necessary	
E3. Directed away from adjacent property and ROW	NA	Not reviewed at the plan review stage, but monitored by Code Enforcement, as necessary	
E4. Max. pole height – 25'	20'	Compliant	
E5. Fixtures meet building code	Fixtures meet building code	Compliant	
F1. Light emitting surface not visible from	NA	Not reviewed at the	



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residential area or ROW		plan review stage, but monitored by Code Enforcement, as necessary
F2. Foot-candle measurements <ul style="list-style-type: none"> <li>0.5 at residential property line</li> <li>1.0 at non-residential property line</li> </ul>	<ul style="list-style-type: none"> <li>0.2 at east residential property line</li> <li>0.5 at west commercial property line</li> </ul>	<ul style="list-style-type: none"> <li>Compliant</li> <li>Compliant</li> </ul>
F3. Shield, adjustable reflector & non-protruding diffuser	Product specifications include required mechanisms	Compliant
F4. Under-canopy lights – recessed	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	Not reviewed at the plan review stage, but monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
<u>d. Signs</u>		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
<u>e. Building Orientation</u>		
1. Finished façade – façades visible from public street or adjoining Residential District	Brick veneer	Compliant
2. Loading spaces – not facing public street or adjoining Residential District	NA	NA
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	NA	NA
4. Mechanical equipment – completely enclosed. Ground-mounted = landscaped on all sides	Ground-mounted; screened by shrubs	Compliant



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f. **Building Materials** (*applicable to façades visible from public street or adjoining Residential District*)

1. All brick, (OR, see 3f2 below)	NA	NA
2. Two or more materials <ul style="list-style-type: none"> <li>Primary material is brick or EIFS</li> <li>Primary material is minimum of 60%</li> </ul>	Primary material is brick; stone accents	Compliant

**Commitments**

A1. Building to have minimum of 8 corners and 6,000 square feet	56 corners	Compliant
A2. Similar roof lines and pitch of Indiana Members Credit Union	Roof lines and pitch are similar	Compliant
C1. Crosswalks within paved parking area and abutting internal drives	Striped crosswalks in parking lots	Compliant
C2. One bicycle parking space per 2,500 square feet of commercial space	3 bicycle spaces	Compliant

**5. Comprehensive Plan Compliance**

The 2007 Comprehensive Plan identifies the subject area as “Local Commercial”. The proposed office building conforms to the recommendations established in the Comprehensive Plan.

**6. Street and Highway Access**

The existing access drive for the Credit Union on State Road 32 would be extended south in order to access the Project.

**7. Street and Highway Capacity**

The size of the Project does not warrant a traffic impact study.

**8. Utility Capacity**

There is sufficient capacity and availability of utilities to accommodate the Project.

**9. Traffic Circulation Compatibility**

The site access and circulation is not changing from the existing layout and are compatible with nearby existing and planned development.

**PUBLIC POLICIES**



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## Comprehensive Plan-Feb 2007

The 2007 Comprehensive Plan identifies the subject area as “Local Commercial”. The proposed office building conforms to the recommendations set forth in the Comprehensive Plan.

## Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare plan identifies State Road 32 as “Primary Arterial”.

## Parks & Recreation Master Plan-Dec 2007

The Parks Master Plan does not have specific plans for this Property.

## Water & Sewer System-Aug 2005

The Property is currently on both, the City’s water and sewer systems.

## Annexation

The Property is within the corporate boundaries of the City of Westfield.

## Wellhead Protection-Ord. 05-31

The Property is not within a Wellhead Protection Zone.

## Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
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Application	07/02/10	-	Submitted
Fees	07/02/10	-	Paid
Legal Description	07/02/10	-	Submitted
Consent Form	NA	-	NA
Site Plan	07/02/10	08/06/10	Submitted
Demolition Plan	NA	-	NA
Location Map	07/02/10	-	Submitted
Landscape Plan	07/02/10	08/06/10	Request delegation to staff
Sign Plan	NA	-	NA
Lighting Plan	07/23/10	-	Submitted
Building Elevations	07/02/10	-	Submitted
Access & Circulation	08/06/10	-	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	04/27/10	Meeting Held
TAC	07/20/10	Meeting Held
Notice - Sign on site	07/23/10	Posted
Notice- Newspaper	07/23/10	Published
Notice -Mail	07/23/10	Postmarked

### **STAFF RECOMMENDATION**

1. Delegate approval of the Landscaping Plan to the Westfield Community Development Department Staff.
2. Approve 1008-DP-06 & 1008-SIT-06 with the following condition:
  - a. That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of a building permit.

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**KMT**